

Business and Services activities have been grouped together because they are obviously related. Shelby is above average in its commercial acreage per 100 inhabitants. Shelby is bound to benefit from the re-distribution of population from rural to urban areas within Cleveland County which is in process. Although the County as a whole will probably not gain much in population within the planning period, Shelby and environs are going to be able to support additional stores, offices, and service shops. It is assumed that these new facilities will require at least the same number of acres per 100 persons, say 0.75, as present facilities do.

Shelby seems to have a lower density of residential development than the other cities with which it was compared. Therefore, it seems more logical to plan for a continuation of the prevailing density rather than to assume that a rash of apartment houses or other high-density facilities will change the pattern. (Elizabeth City's low figure, 4.9, is due mainly to the sizeable quantity of multiple-family dwellings in that city.) A factor of 7.5 has been selected to represent residential acres needed for 100 new citizens.

Shelby is considerably above average in acreage devoted to social and cultural facilities. This is a very healthy and desirable condition. However, it should be recognized that certain facilities will not need to be duplicated unless population growth exceeds the population projections by some ways. For instance, additional cemeteries, hospitals, and golf courses may not be required although additional playground, elementary school and church sites surely will be. A factor of 1.5 has been settled on here because it is felt that Shelby will want to match its pace of growth with a high level of social and cultural facilities.

Table 7 shows crude future land use estimates for Shelby and for the entire Planning Area using the population increments discussed in Chapter II and the acres per 100 persons factors explained above.